

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
**Division of Housing Policy Development**

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December 10, 2004

Ms. Jean Bonander  
City Manager  
City of Larkspur  
400 Magnolia Avenue  
Larkspur, CA 94939

Dear Ms. Bonander:

**RE: Review of the City of Larkspur's Adopted Housing Element**

Thank you for submitting Larkspur's housing element adopted October 20, 2004 and received for review on November 8, 2004. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's August 5, 2004 review found the City of Larkspur's revised draft element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the draft, the Department is pleased to find the adopted element in compliance with State housing element law (Article 10.6 of the Government Code).

The Department appreciates Larkspur's leadership and efforts in addressing housing needs, including a variety of realistic strategies maximizing land resources, promoting a variety of housing types, addressing job/housing imbalances and encouraging infill development. The Department particularly commends the City's specific commitments to opportunity sites, waiving or deferring development fees, providing priority processing, encouraging the development of second units and supporting County-wide housing efforts.

The Department wishes the City of Larkspur success in implementing its housing element and land-use programs and looks forward to following the City's progress through the annual general plan reports pursuant to Government Code Section 65400. Also, for your information, recently enacted legislation (Chapter 706, Statutes of 2002 and Chapter 10, Statutes of 2004; Government Code Section 65863) requires the City of Larkspur to ensure its inventory of adequate sites can accommodate its share of the regional housing need throughout the planning period. Further, Government Code Section 65863(b) prohibits local governments from lowering a residential density used in determining adequate sites under its housing element unless the locality makes certain findings.

In addition, the City is in compliance with State housing element law, which is one of the threshold requirements for an innovative new program that rewards local governments for approving affordable workforce housing. The Workforce Housing Program, funded by Proposition 46, provides grant funds to eligible local governments for every qualifying unit permitted, beginning calendar year 2004. Grant awards can be used to fund any capital asset project, including transportation or park improvements. More specific information about the program is available on the Department's website at <http://www.hcd.ca.gov/>.

The Department appreciates the hard work of your staff, specifically Ms. Nancy Kaufmann, Planning Director. If the Department can assist the City of Larkspur in implementing the housing element, please contact Paul Mc Dougall, of our staff, at (916) 322-7995.

In accordance with requests pursuant to the Public Records Act, the Department is forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Cathy E. Creswell  
Deputy Director

cc: Nancy Kauffman, Planning Director, City of Larkspur  
Mark Stivers, Senate Committee on Housing & Community Development  
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office  
Terry Roberts, Governor's Office of Planning and Research  
Nick Cammarota, California Building Industry Association  
Marcia Salkin, California Association of Realtors  
Marc Brown, California Rural Legal Assistance Foundation  
Rob Weiner, California Coalition for Rural Housing  
John Douglas, AICP, Civic Solutions  
Deanna Kitamura, Western Center on Law and Poverty  
S. Lynn Martinez, Western Center on Law and Poverty  
Alexander Abbe, Law Firm of Richards, Watson & Gershon  
Michael G. Colantuono, Colantuono, Levin & Rozell, APC  
Ilene J. Jacobs, California Rural Legal Assistance, Inc.  
Richard Marcantonio, Public Advocates  
David Booher, California Housing Council  
Sue Hestor, Attorney at Law  
Paul Campos, Home Builders Assoc. of Northern California  
Shannon Dodge, Non-Profit Housing Association of Northern California  
Eve Bach, Arc Ecology  
William Litt, Bay Area Legal Aid

Allison Brooks, Livable Communities Initiative  
Charlie Carson, Home Builders Association – Northern Division  
Betty Pagett, Marin Housing Council  
Mark Reisenfeld, Marin County  
Marin County Housing Authority  
Rory Anne Walsh, City of Mill Valley  
Reba Wright-Quastler, City of Sausalito  
Ken Kirkey, Town of Fairfax  
Scott Anderson, Tiburon Community Development  
Bob Brown, San Rafael Planning Department  
Diane Henderson, Belvedere City Planning Department  
Lorraine Weiss, Corte Madera Planning Department  
Lisa Montali, Ecumenical Association for Housing  
Northbay Family Housing  
Margaret Jones, League of Women Voters of Marin County  
Fred Grange, Kerner Blvd. LLC  
Roy Chermus, Executive Director, Legal Aid of Marin